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StreetLights Residential to develop new tower on so-called Ashby high-rise site

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A new residential tower is now planned for the so-called Ashby high-rise site at 1717 Bissonnet St., which has sat vacant for years following a dispute.

El Paso, Texas-based Hunt Companies Inc. tapped Dallas-based StreetLights Residential to design and develop the new project, called The Langley, the companies announced May 2. This will be StreetLights' fourth residential building in Houston, joining The James and The Ivy near the River Oaks District as well as The Carter in the Museum District.

The Langley is scheduled to be complete in 2025 and will offer 134 apartments in two- and three-bedroom floor plans averaging just under 3,000 square feet, according to a press release. The development team aims to attract long-term residents, such as



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The Langley is scheduled to be complete in 2025.

those downsizing from larger single-family homes who want to remain in the area around Rice University.

Amenities are expected to include valet and concierge services similar to those of a five-star hotel.

“The Langley will be a high-rise residential building with stunning views that match the surrounding community's standard of excellence,” Stephen Meek, senior vice president of development for StreetLights Residential, said in the release. “Nestled between Rice University and the Museum District, and drawing inspiration from the historic charm of the immediate Boulevard Oaks and Southampton neighborhoods, The Langley’s location demands the highest level of detail in building design, amenities, finishes, and services.”

The previous 21-story residential tower planned for the site had been the source of much controversy for years, with nearby residents citing concerns about construction safety issues, the physical impact to surrounding property and the neighborhood’s character and property values. After the dispute was taken to court, the residents' motion for a permanent injunction against the project was denied in May 2014, and a state appellate court in 2016 overturned a jury award that would have required the developers to pay more than \$1 million in damages to the residents if the tower was built.

Houston-based Buckhead Investment Partners Inc. previously was slated to develop the project, but the firm is now a passive investor, the Houston Chronicle reports.

The development team now hopes the smaller, 20-story project with 94 fewer units will be more appealing to nearby residents than the previous plans, the Chronicle notes. Increased traffic from the tower's residents was a main concern cited by opponents of the earlier plans.

A spokeswoman for Houston Public Works Department told the Chronicle Hunt kept the original permits up to date with routine inspections and permit renewals, and Meek told the Chronicle a meeting with the city is scheduled to determine the next steps for the project. The companies aim to break ground in November.

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